

Gainesville Community Reinvestment Area (GCRA) Briefing

DISCOVER



1824 – 2024

ALACHUA COUNTY
BICENTENNIAL



Gainesville
Community
Reinvestment
Area



Presentation Topics

Why This Presentation?

CRA History

GCRA History

Request to Extend

Current Financial Challenges

County Initiatives

Future GCRA Funding

Partnerships with our Cities

WHY THIS PRESENTATION?



Why now?

This presentation has been postponed numerous times. City conversations and PowerPoints have raised many questions, with discussions happening between everyone except our Commissioners with each other.

CRA HISTORY



Origin of The Community Redevelopment Act

- The Community Redevelopment Act (Chapter 163, Part III of Florida Statutes) was adopted in 1969.
- It gave municipalities the ability to create Community Redevelopment Agencies (CRAs) to address slum and blight and to finance redevelopment projects



What is a Community Reinvestment Agency (CRA)?

Funded through Tax
Increment Financing
(TIF)

Typically, sunset after
30 years unless
extended.

When first formed
here, Alachua County
was not yet a Charter
County and had no say

The goal is to declare
“Mission
Accomplished”

At sunset, Cities take
back the municipal
responsibilities of the
areas

Subsidize
services
inside the
CRA or
GCRA

Monies come from the
countywide and citywide
General Fund property
taxes; therefore, all those
living outside of the CRA
are subsidizing county
and city services for
those in the CRA

Examples of Countywide services provided to all residents

Ambulance Services

Animal Services Jail operations, Juvenile Justice

Social Services such as Medicaid funding, The Crisis Center, Veterans Services

Wetlands and water protection
Land Conservation and Parks

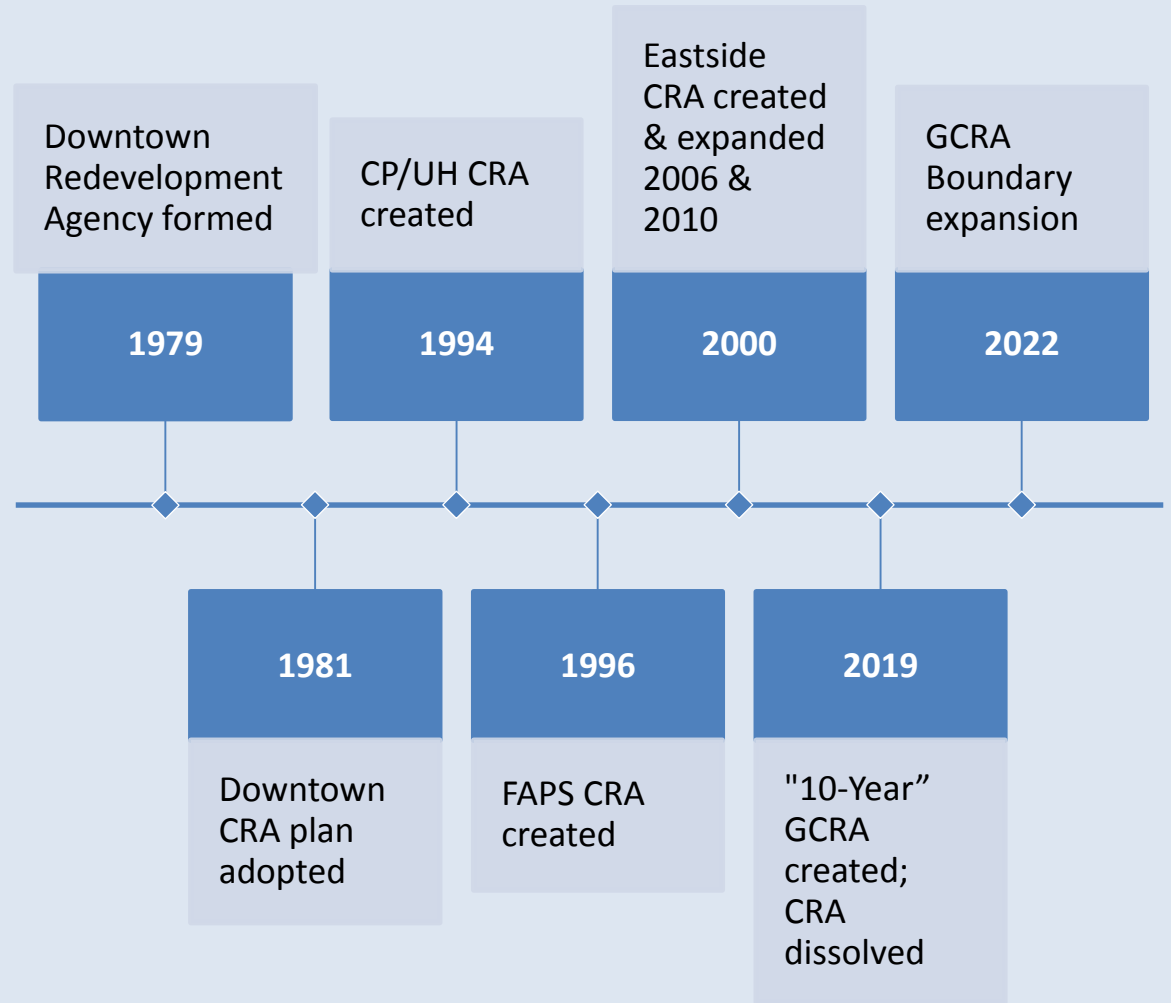
Mental Health Services
Health Department services

Hazardous Waste disposal,
Solid Waste Services

The Judiciary, Supervisor of Elections, Tax Collector
Property Appraiser, Clerk of the Court, State Attorney,
and Public Defender

Court Services such as probation and jail diversion programs

45 years of
Countywide
General
Fund dollars
subsidizing
CRA area



GCRA HISTORY



Evolution of the GCRA

- The County was ready to declare “Mission Accomplished” and sunset CP-UH
- In 2018 HB 1237 required proportional representation – only way to change
- It passed two committees before pulled
- The city agreed to reduce the college park CRA by 50%

Gainesville Proposed Abolishing CRAs and Creating the GCRA

Predicated on the promise of “10 and Done”

Remaining funds stay in original CRAs

Rather than State Statute: an Interlocal Agreement

Term: Jan. 1, 2019
– Jan. 1, 2029

No interior boundaries

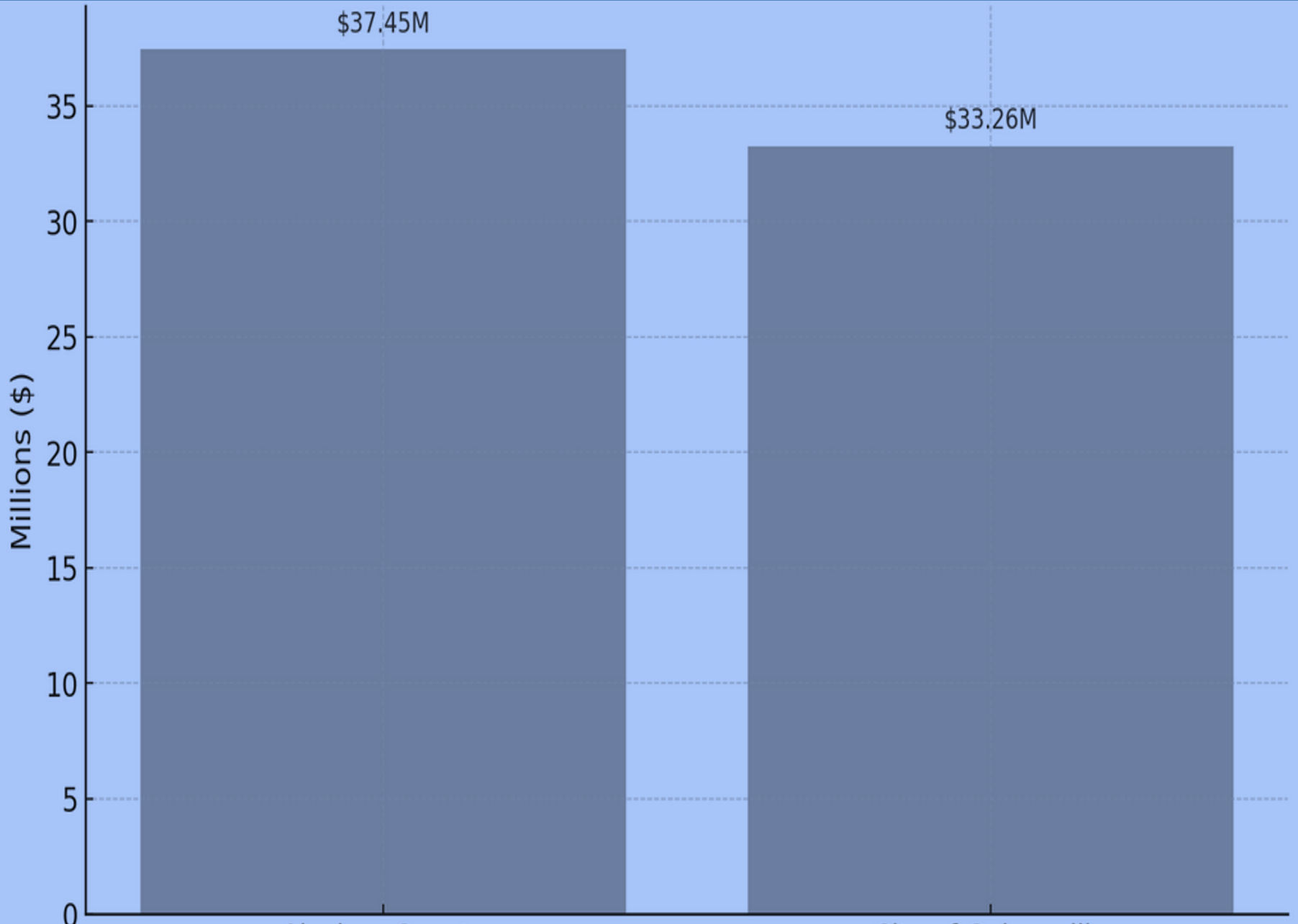
Fixed annual contributions (not tied to property values)

“Transformational Projects” - Waldo and 8th Avenue

Rather than Sunset CP-UH - consolidate

Create a 10-year plan, complete the work, wrap it up

Contributions from 2019 to 2029





County
Agreed
Because of
two things

The goal was to focus
on transformational
projects for 10 years

After nearly 50 years,
finally sunset

City and County get
full control of General
Funds

Request to Extend the GCRA



49 years
up to 69
years

The City's new
proposal would add
up to 20-Years to the
County's Funding of
City of Gainesville
CRA/GCRA efforts



What the City of Gainesville is Proposing

- Some sort of Joint Governance – the makeup is unclear in the Power Point
- County contribution is unclear
- \$75 million under the current formula
- Greatly Expand the current boundaries – financial impact unknown.
- Countywide ballot and referendum to bond Countywide and Citywide property tax for GCRA projects only

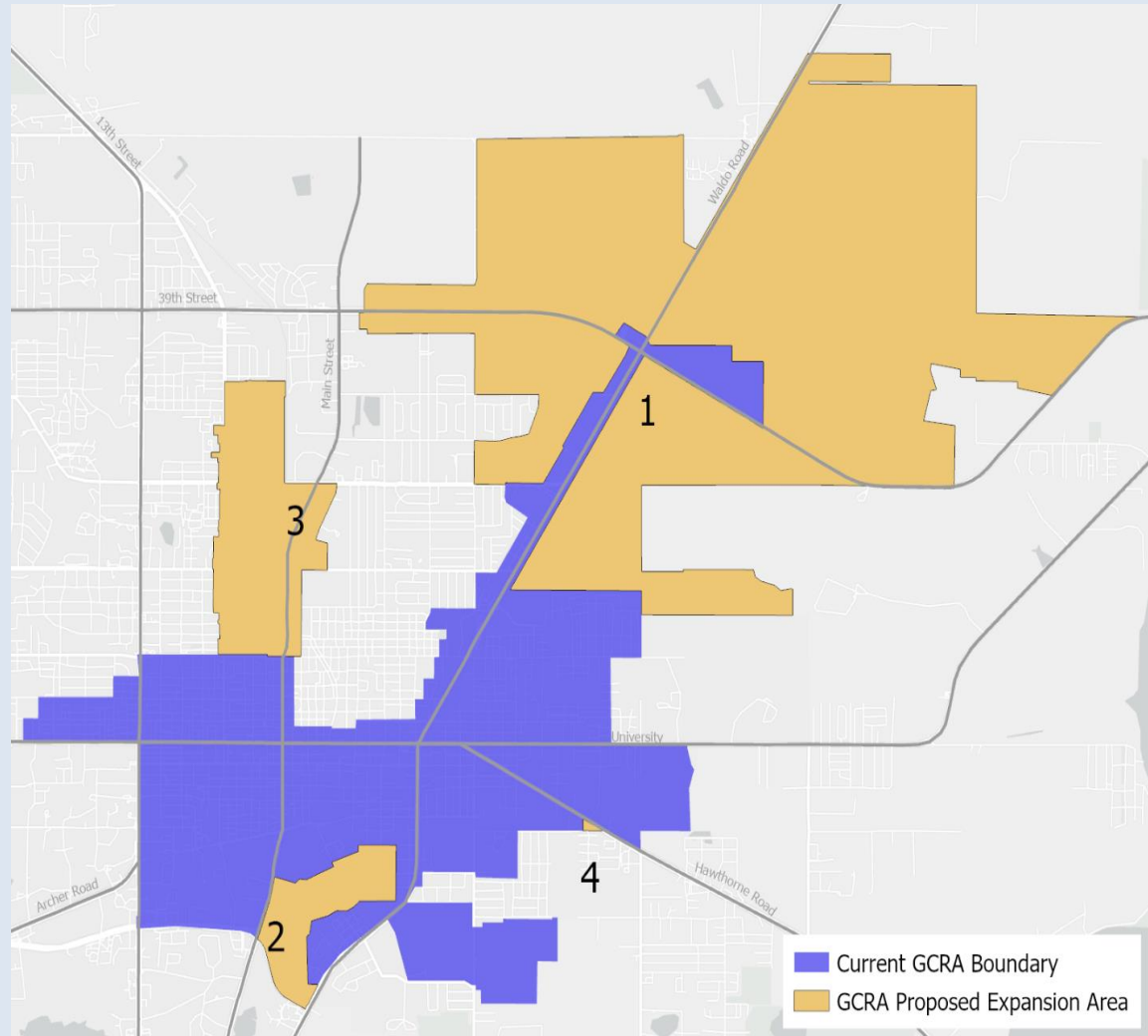


Administration Cost Concerns

- Consultants - Waldo and 8th
- 10 Staff members
 - Director
 - Two Managers
 - 6 Project Managers
 - Staff Specialist
- Approx. Admin costs
 - Annual Salary- \$900K
 - 10-Year - \$9 million (COLAs & raises not withstanding)
 - With benefits(approx. 30%)
\$11.7 million

Proposed Expansion of GCRA Boundary

-
1. Gainesville Regional Airport, NE Waldo Road and NE 39th Avenue
 2. South Main Street and SE 4th Street
 3. North Main Street and NW 6th Street Corridor
 4. Corner of SE Hawthorne Road and SE 8th Avenue



Current Financial Challenges

Florida lawmakers target 'most hated tax' in property tax committee meeting

The Florida House's property tax committee had its third meeting to explore how to slash property taxes.

BY: LIVIA CAPUTO - SEPTEMBER 22, 2025 5:26 PM



DeSantis approves Florida budget, cuts \$8.5 million from Alachua County

Seth Johnson Jul 1, 2025 10:47 am



Sign Up

Local news in your inbox.

Email Address

MAR 12, 2025

When inflation and recession gang up on the economy

Uncertainty about tariff policy poses risk of both rising prices and high unemployment, says economist Şebnem Kalemli-Özcan.

by Kai Ryssdal and Sean McHenry

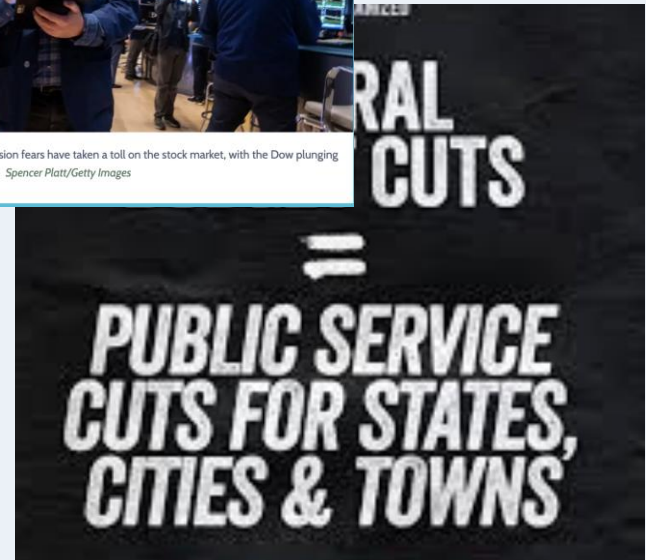
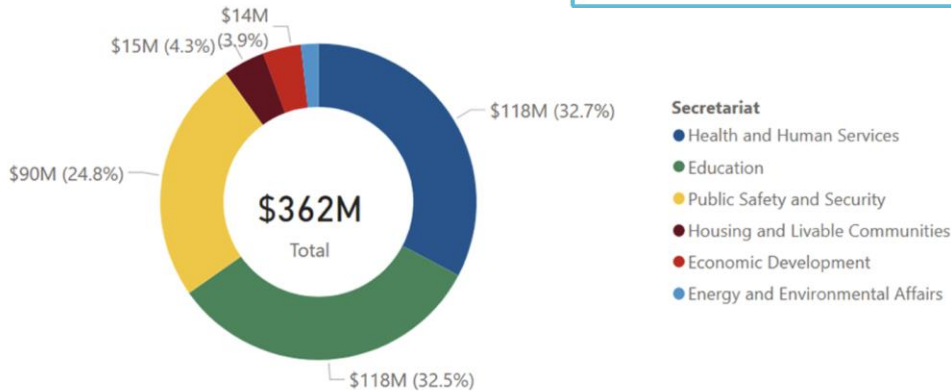
▶ LISTEN NOW

Save Share Download



Uncertainty and recession fears have taken a toll on the stock market, with the Dow plunging Monday and Tuesday. Spencer Platt/Getty Images

Federal Funding Cuts by Secretariat *





Economic Headwinds

Signs of economic slowdown,
potential recession

Federal funding
uncertainty

State funding
uncertainty

Governors
Property tax ballot
initiative

Florida Legislature
may reduce local
revenues

Infrastructure Cost
Demands &
Inflation



Expensive County Priorities


Ambulance & Fire Rescue
services

Sheriff & jail operations,
Court Services, Judiciary

Social Services, Housing,
Health

Infrastructure:
Transportation and Facilities

Decades of Past
Commitment:
New Initiatives



**East
Gainesville
and
Downtown:
A Continued
Commitment**

45 years as
CRA largest
funder

East G-ville
Legacy Project

Health Clinic
Joint Project

Army Supply
Base

Expanded
Dept of
Health hours

New
Courthouse

Arts Nature
Culture Grants



Tens of Millions in Direct County Sponsored Events & Institutions in the GCRA Area

The Hippodrome

The Matheson Museum

The Cade Museum

5th Ave Arts Festival

Fest

Big Culture and Arts Festival

Tom Petty Birthday Celebration

Downtown Arts Festival

Medieval Faire

Art Walk

Gainesville Fine Arts Association

Heartwood Soundstage

Pride Festival

Latino Film Festival

Flying Pig Parade

Bard and Broadside Poetry Festival

Discover 200 Bicentennial



Tens of
Millions in
Non-GCRA
Joint
Projects

Central
Receiving

Eastside clinic

4 Creeks

34th Street
Senior Center

MLK Center
Improvements

Legacy Park,
Champions
Park, Extension

Dozens of
WSPP joint
Projects

Downtown
Houseless
outreach



Current and Future Fiscal Needs

Strategic Plan
Priorities

Forward Focus
Projects

Economic
Development

County grants,
& other
programs

GCRA Funding Opportunities



GCRA
funding
after
sunset

City WSPP

Property tax

GFT

The Nature of Partnerships With Our Cities



County Actions Create City Funding Sources



Staff Recommendation

01

Let the GCRA
Sunset

02

Reinvest
reclaimed
revenue in County
and City priorities

03

Consider future
projects and
partnerships on a
case-by-case basis